

## ***Memorandum***

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** City Departments, Clerk of Council  
**Date:** June 29, 2012  
**Re:** Staff Report for Pinnacle Club Lot Split - Lot Split

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### **Item #4 – Pinnacle Club Lot Split – Lot Split**

**(PID# 201206200027)**

**Application:** Lot Split  
**Location:** 1500 Pinnacle Club Drive  
**Applicant:** **Joseph Ciminello**  
**Zoning:** PUD-R  
**Current Use:** Vacant

#### **Relevant Code Section(s):**

- 1135.08 Zoning Districts and Regulations – Subdivision of Lots Prohibited; Fee

#### **Project Summary:**

The applicant is requesting to split 1.025 acres from the Pinnacle Golf Club property located at 1500 Pinnacle Club Drive (parcel 040-012705). The proposed split will create a separate parcel for the installation of six detached courtyard homes fronting Pinnacle Club Drive, displayed as Phase 1 on the approved development plan for the Pinnacle Club Golf Villas.

#### **Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.